182.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,600 / 844,600
					USE VALUE:	844,600 / 844,600
					ASSESSED:	844,600 / 844,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		MAYFLOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCGINNITY ANN MARIE & GEORGE W
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	29 MAYFLOWER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCGINNITY ANN MARIE & GEORGE W -
Owner 2:	-
Street 1:	29 MAYFLOWER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,333 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Vinyl Exterior and 2278 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6333.000	417,600		427,000	844,600
Total Card	0.145	417,600		427,000	844,600
Total Parcel	0.145	417,600		427,000	844,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.76 | /Parcel: 370.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 122922

GIS Ref

GIS Ref

Insp Date 05/18/18

!14222!

PREVIOUS ASSESSMENT

Parcel ID 182.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	417,600	0	6,333.	427,000	844,600	844,600	Year End Roll	12/18/2019
2019	101	FV	321,200	0	6,333.	427,000	748,200	748,200	Year End Roll	1/3/2019
2018	101	FV	321,200	0	6,333.	359,900	681,100	681,100	Year End Roll	12/20/2017
2017	101	FV	321,200	0	6,333.	329,400	650,600	650,600	Year End Roll	1/3/2017
2016	101	FV	321,200	0	6,333.	280,600	601,800	601,800	Year End	1/4/2016
2015	101	FV	308,100	0	6,333.	244,000	552,100	552,100	Year End Roll	12/11/2014
2014	101	FV	308,100	0	6,333.	225,700	533,800	533,800	Year End Roll	12/16/2013
2013	101	FV	308,100	0	6,333.	214,700	522,800	522,800		12/13/2012

PRINT

Date	Time
12/11/20	04:05:27

LAST REV

Date	Time
11/09/20	11:22:34

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14222

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGINNITY ANN M	76029-97	1	10/29/2020	Convenience	1	No	No		
MC GINNITY ANN	76029-94	1	10/29/2020	Convenience	1	No	No		
MC GINNITY ANN	48154-210		9/13/2006	Family	1	No	No		
MC GINNITY GEOR	31853-481		9/25/2000	Family	1	No	No		
	15549-352		5/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2018	MEAS&NOTICE	BS	Barbara S
10/20/2008	Meas/Inspect	197	PATRIOT
3/9/2000	Inspected	264	PATRIOT
1/4/2000	Mailer Sent		
12/30/1999	Measured	163	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	122922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6333		Sq. Ft.	Site		0	70.	0.96	7									426,992						427,000	

Total AC/HA: 0.14539 | Total SF/SM: 6333 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 426,992 | Spl Credit | Total: 427,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.11093068
Const Adj.:	0.99742496
Adj $ / SQ:	138.509
Other Features:	81299
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437717
Depreciation:	20135
Depreciated Total:	417582

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7		BRs:	3		Baths:			HB		

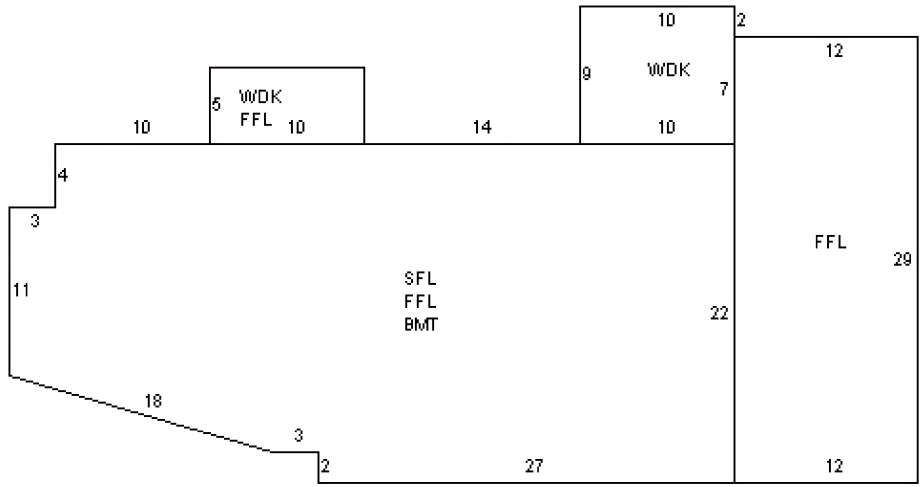
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	138.51
Special Features:	0	Val/Su Net:	124.36
Final Total:	417600	Val/Su SzAd	183.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,338	138.510	185,325
BMT	Basement	940	41.550	39,059
SFL	Second Floor	940	138.510	130,198
WDK	Deck	140	13.110	1,835

Net Sketched Area:	3,358			Total:	356,417
Size Ad	2278	Gross Are	3358	FinArea	2278

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: